

SLUP



ZONING



Planning Commission Meeting

Francis G. Slay, Mayor

Wednesday April 1, 2015



CITY OF ST. LOUIS
PLANNING
& URBAN DESIGN
AGENCY



REDEVELOPMENT



Agenda

- Call to Order
- Approval of Minutes – February 4, 2015
- Approval of Minutes – March 4, 2015

Agenda

Presentations & Public Hearings

Strategic Land Use Plan Amendment #13

Chouteau Gateway portion
(CB 3957, 3965, 3993.21 & 5114.01)
Forest Park Southeast Neighborhood

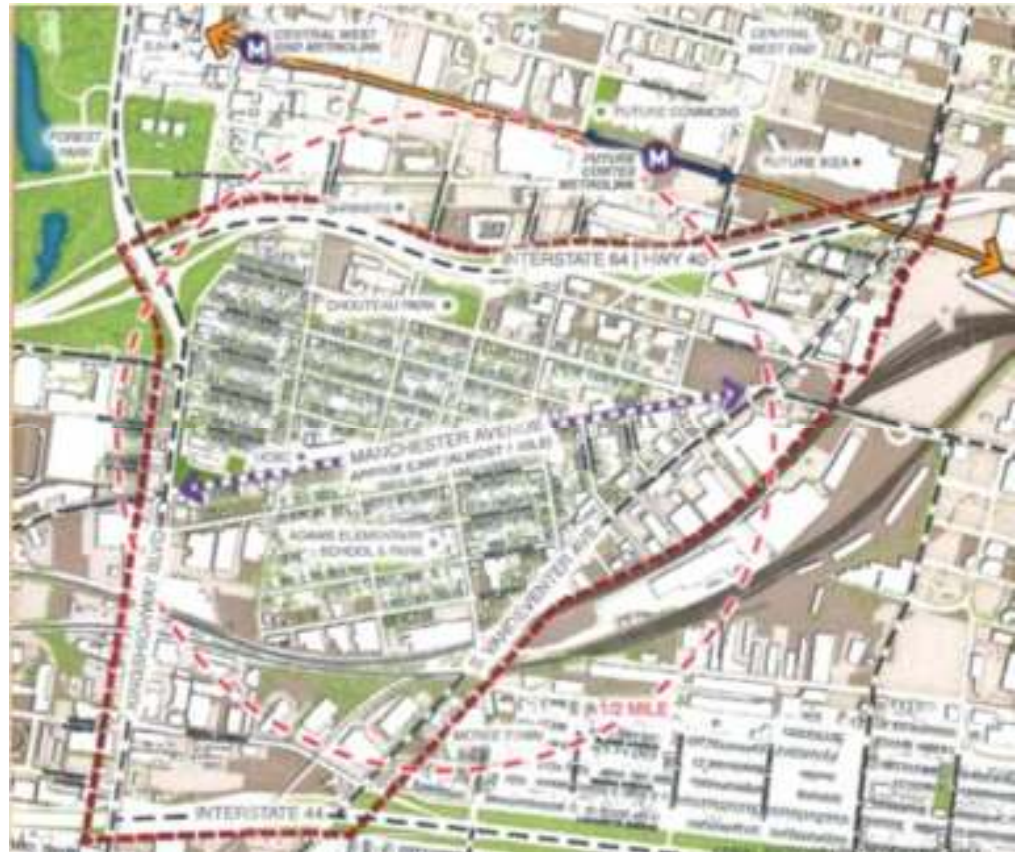


Background

- Presentation by PDA staff
- Presentation by Park Central Development
- Planning Commission conducts a Public Hearing
- Planning Commission votes on SLUP Amendment #13
- Public comment & review period opened on March 10, 2015 & ends on April 1, 2015
 - Public Notice ads appeared in March 10 issues of The City Journal & St. Louis Daily Record
 - Exhibit “A” of P.C. resolution provides background information & recommendations for SLUP amendment. It’s available:
 - PDA website (<http://www.stlouis-mo.gov/planning>)
 - Handouts at tonight’s P.C. meeting

Chouteau Gateway

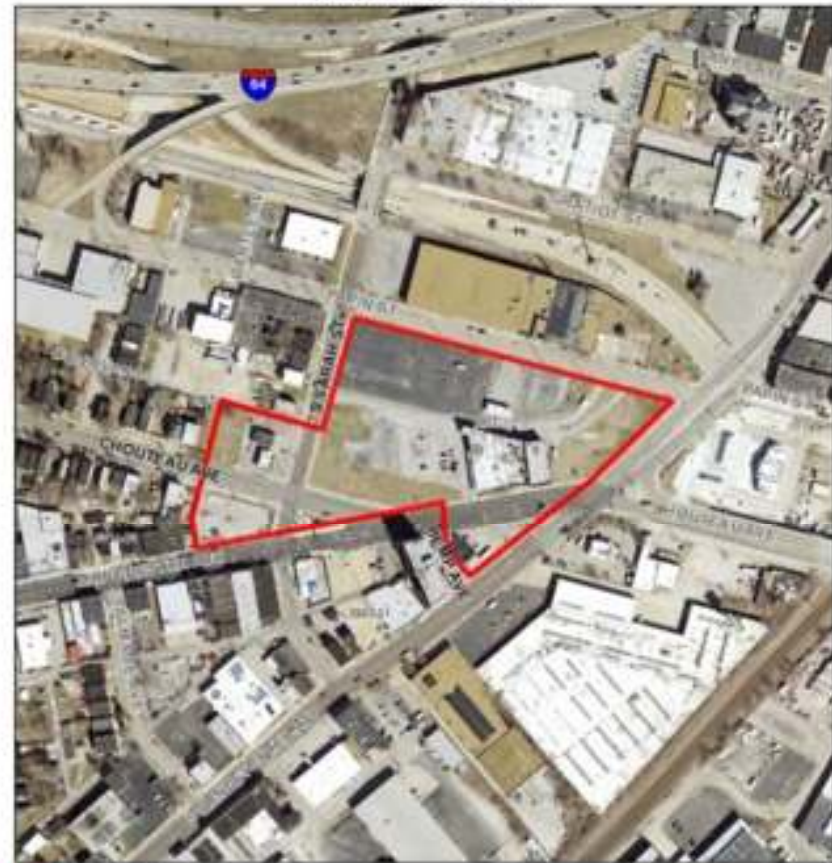
- SLUP Amendment #13 based on planning process for new vision for Forest Park Southeast neighborhood
- Study area
- Chouteau Gateway



Chouteau Gateway

- Name refers to site's location & function as primary eastern entrance to neighborhood
- Includes 7 parcels on 4 city blocks
- Best development opportunity in the neighborhood
- One of the few areas in the neighborhood that can accommodate large-scale development projects
- Sarah St. has potential to become a significant link to CORTEX & new MetroLink station

Aerial Photo 2014



Chouteau Gateway



Chouteau Gateway

- Mixed-use development & rehabbed buildings along Sarah St.
- Mixed-use development along Manchester Ave. & Vandeventer Ave.
- Surface & structured parking
- Street improvements
- Plazas



Chouteau Gateway

- Chouteau's Grove dev. project
- 290 market-rate apartments
- 78,000 sq. ft. of retail & restaurant space
- 675 parking spaces
- Plaza
- Streetscape & infrastructure improvements



Chouteau Gateway (CB 3957)



Former Commerce Bank building



Recently built Commerce Bank building,
901 S. Vandeventer Ave.

Chouteau Gateway (CB 3957)



Former Commerce Bank parking lot



Former Commerce Bank vacant land

Chouteau Gateway (CB 3965)



2 small vacant lots



ZX gas station/Chouteau Mini Mart,
4105 Chouteau Ave.

Chouteau Gateway (CB's 5114.01 & 3993.21)



Surface parking lot



Armor Door & Key,
4014 Chouteau Ave.

Chouteau Gateway



“The Grove” sign



Traffic island/pedestrian plaza

Chouteau Gateway

Legend

- Neighborhood Preservation Area
- Neighborhood Development Area
- Neighborhood Commercial Area
- Regional Commercial Area
- Recreation/Open Space Preservation and Development Area
- Business/Industrial Preservation Area
- Business/Industrial Development Area
- Institutional Preservation and Development Area
- Specialty Mixed Use Area
- Opportunity Area

Existing Strategic Land Use Plan



 Chouteau Gateway

Strategic Land Use Categories

- Neighborhood Preservation Area
- Neighborhood Development Area
- Neighborhood Commercial Area
- Regional Commercial Area
- Recreation/Open Space Preservation and Development Area
- Business/Industrial Preservation Area
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Strategic Land Use Plan Amendment #13

- The SMUA Strategic Land Use Category is defined as: *“Areas like Downtown where it is intended that a unique mix of uses be preserved and developed.”*
- SLUP Amendment #13 proposes changing the 3 existing Strategic Land Use Categories to a new Strategic Land Use Category -- Specialty Mixed Use Area. The SMUA designation would:
 - Better reflect the neighborhood vision’s proposed land uses and character
 - Facilitate the development of Chouteau’s Grove, a proposed mixed-use development project.

Table of Strategic Land Use Map Changes -- Amendment #13

Description of Area or Project	Neighborhood Name	Nbr #	City Block #	Current SLUP	Proposed SLUP
Chouteau Gateway	Forest Park Southeast	39	3957 3965 3993.21 5114.01	NPA NCA ROSPDA	SMUA

Chouteau Gateway

Strategic Land Use Plan Approved Amendment #13

Legend

- Neighborhood Preservation Area
- Neighborhood Development Area
- Neighborhood Commercial Area
- Regional Commercial Area
- Recreation/Open Space Preservation and Development Area
- Business/Industrial Preservation Area
- Business/Industrial Development Area
- Institutional Preservation and Development Area
- Specialty Mixed Use Area
- Opportunity Area



 Chouteau Gateway

Change from NPA, NCA or ROPDA to SMUA

Strategic Land Use Categories

- | | |
|--|--|
| Neighborhood Preservation Area | Business/Industrial Preservation Area |
| Neighborhood Development Area | Business/Industrial Development Area |
| Neighborhood Commercial Area | Institutional Preservation and Development Area |
| Regional Commercial Area | Specialty Mixed Use Area |
| Recreation/Open Space Preservation and Development Area | Opportunity Area |



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ARCHITECT

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GARYAN DESIGN
ARCHITECT

Agenda

Adoption

Strategic Land Use Plan Amendment #13

Chouteau Gateway portion
(CB 3957, 3965, 3993.21 & 5114.01)
Forest Park Southeast Neighborhood



Chouteau Gateway

- Mixed-use development & rehabbed buildings along Sarah St.
- Mixed-use development along Manchester Ave. & Vandeventer Ave.
- Surface & structured parking
- Street improvements
- Plazas



Chouteau Gateway

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Existing Strategic Land Use Plan



 Chouteau Gateway

Strategic Land Use Categories

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 Chouteau Gateway

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THE CITY OF ST. LOUIS
PLANNING
GARYSON DESIGN
ARCHITECT

Agenda

ZONING

Washington University Medical Center (WUMC)
Community Unit Plan (CUP)

PDA-230-007-CUP Amendment #2 (CB4807)

Review of Petition for Zoning Amendment

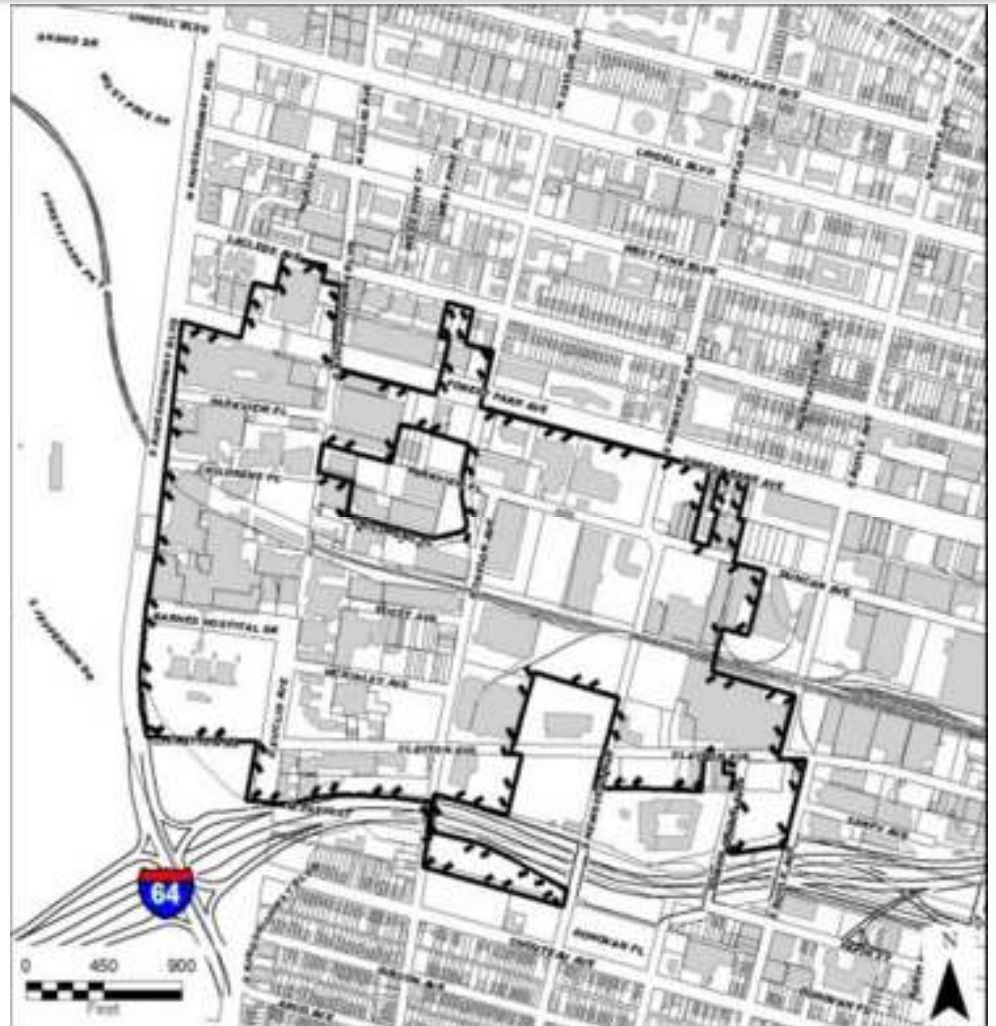
PDA-048-15-REZ 4433 Marcus Ave. 'A' to 'F'
(near Bircher Blvd.)

Central West End & Penrose Neighborhoods

Amendment to Community Unit Plan

Amendment #2 of WUMC CUP

- Generally bounded by Forest Park Ave., Boyle Ave., Interstate 64 & Kingshighway Blvd. in CWE & FPSE neighborhoods
 - Approx. 144.7 acres (excluding R-O-W)
 - Health care, research & educational purposes, including related uses (e.g., parking & retail)
 - Amendment proposes removing 2 parcels that are no longer owned by WUMC or its constituent entities



Amendment #2 of WUMC CUP

Existing Zoning

Legend

- A Single-Family Dwelling District
- B Two-Family Dwelling District
- C Multiple-Family Dwelling District
- D Multiple-Family Dwelling District
- E Multiple-Family Dwelling District
- F Neighborhood Commercial District
- G Local Commercial and Office District
- H Area Commercial District
- I Central Business District
- J Industrial District
- K Unrestricted District
- L Jefferson Memorial District



Background

- WUMC CUP was recommended for approval by P.C. in Dec. 2007
- Approved by Ord. 67930 in March 2008

- Amendment #1 of WUMC CUP was recommended for approval by P.C. in Dec. 2010
 - 5 parcels were removed from CUP & 4 parcels were added to CUP
- Approved by Ord. 68863 in Feb. 2011

- WUMC CUP has 3 primary sections:
 - Narrative
 - Plan for Development
 - Community Unit Plan Guidelines
- No text changes to WUMC CUP are proposed

Background

- Amendment #2 of WUMC CUP proposes removing 2 parcels that are no longer owned by WUMC or its constituent entities
 - 1st parcel, 4456 West Papin St., was sold to a private party not affiliated with WUMC for the development of an apartment building
 - The apartment building -- part of the Aventura at Forest Park apartment complex -- has been constructed and is occupied
 - 2nd parcel, 4472 West Papin St., was sold to a private party not affiliated with WUMC for the development of a hotel
 - The hotel -- Home2 Suites by Hilton St. Louis/Forest Park -- is currently under construction
- Both parcels have since been consolidated with adjacent parcels

Amendment #2 of WUMC CUP



Aventura at Forest Park
(Looking southward)



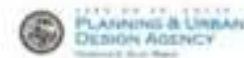
Home2 Suites by Hilton St. Louis/Forest Park
(Looking southwestward)

Amendment #2 of WUMC CUP

Exhibit A



WUMC CUP Area
Proposed Removal of Properties from WUMC CUP Area
PDA-235-07-CUP



Amendment #2 of WUMC CUP

Strategic Land Use Plan (mostly IPDA)

Legend

-  Neighborhood Preservation Area
-  Neighborhood Development Area
-  Neighborhood Commercial Area
-  Regional Commercial Area
-  Recreation/Open Space Preservation and Development Area
-  Business/Industrial Preservation Area
-  Business/Industrial Development Area
-  Institutional Preservation and Development Area
-  Specialty Mixed Use Area
-  Opportunity Area



Comments

- CUP's and amendments of CUP's must meet 3 conditions:
 - Property values and character of the adjacent area will not be adversely impacted
 - Proposed development is consistent with the Zoning Code's purpose to promote public health, safety, morals and general welfare
 - Average lot area per family shall not be less than the lot area per family required for the district in which the development is located
- PDA staff recommends approval of proposed Amendment #2 of WUMC CUP
- If approved, PDA staff will work with WUMC to finalize draft Board Bill

Petition for Zoning Amendment

Rezoning from 'A' to 'F'

- Vacant parcel is the southern expansion area for the existing Gas Station / C-Store.
- Petitioner is to combine parcel at 4433 Marcus with 4435 Marcus and 4710 Bircher Blvd. in Penrose Neighborhood
- "F" Neighborhood Commercial District allows consolidation and the construction of a 3,000 square foot Convenience Store
- Mr. Hans Koehl is the architect representing O W Partners LC.



Rezoning Petition Area



4710 Bircher (north of Rezoning Area)



4710 Bircher (north of Rezoning Area)

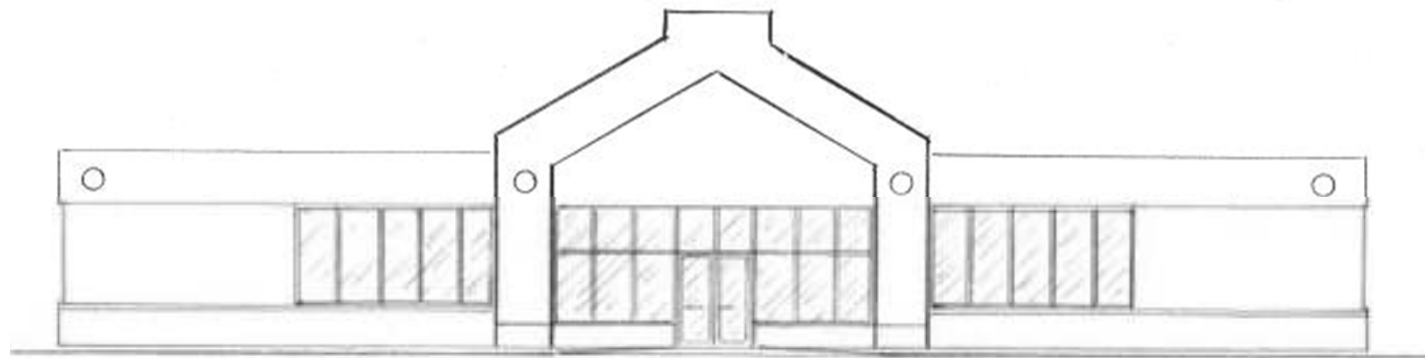


4435 Marcus (north of Rezoning Area)



4433 Marcus (Rezoning Area left of C-Store)

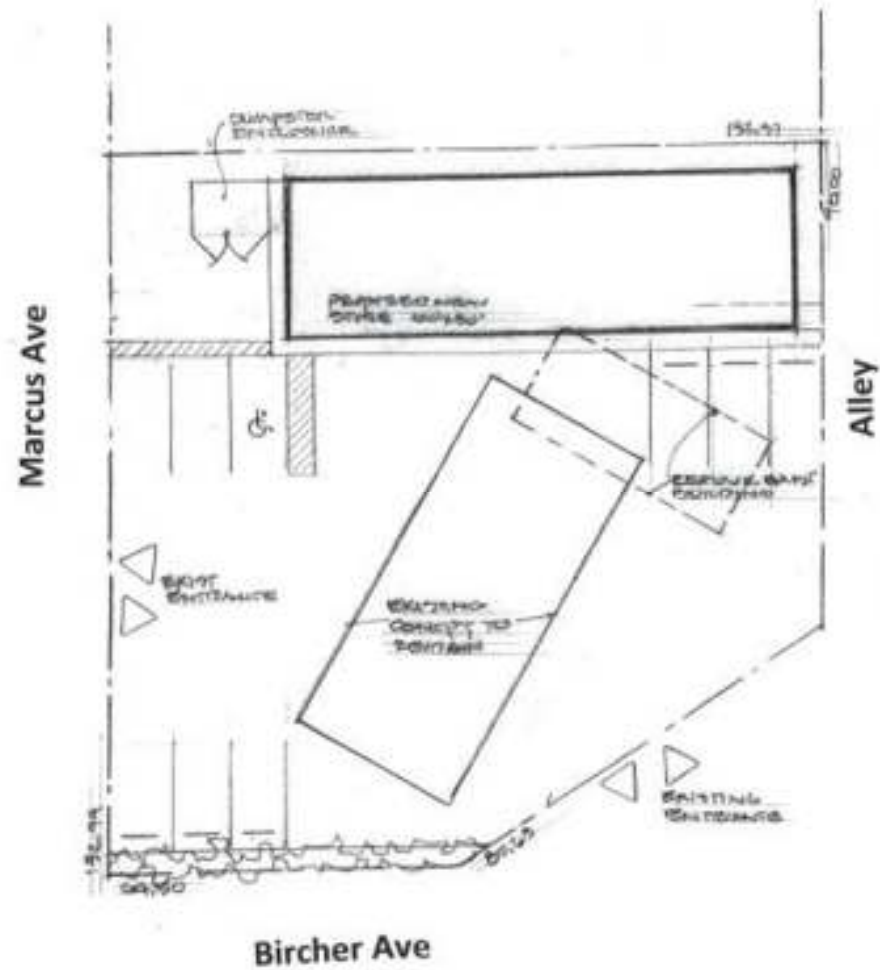
Petition for Zoning Amendment



FRONT ELEVATION
1/4" = 1'-0"

Proposed Front Elevation

Petition for Zoning Amendment



Proposed Site Plan

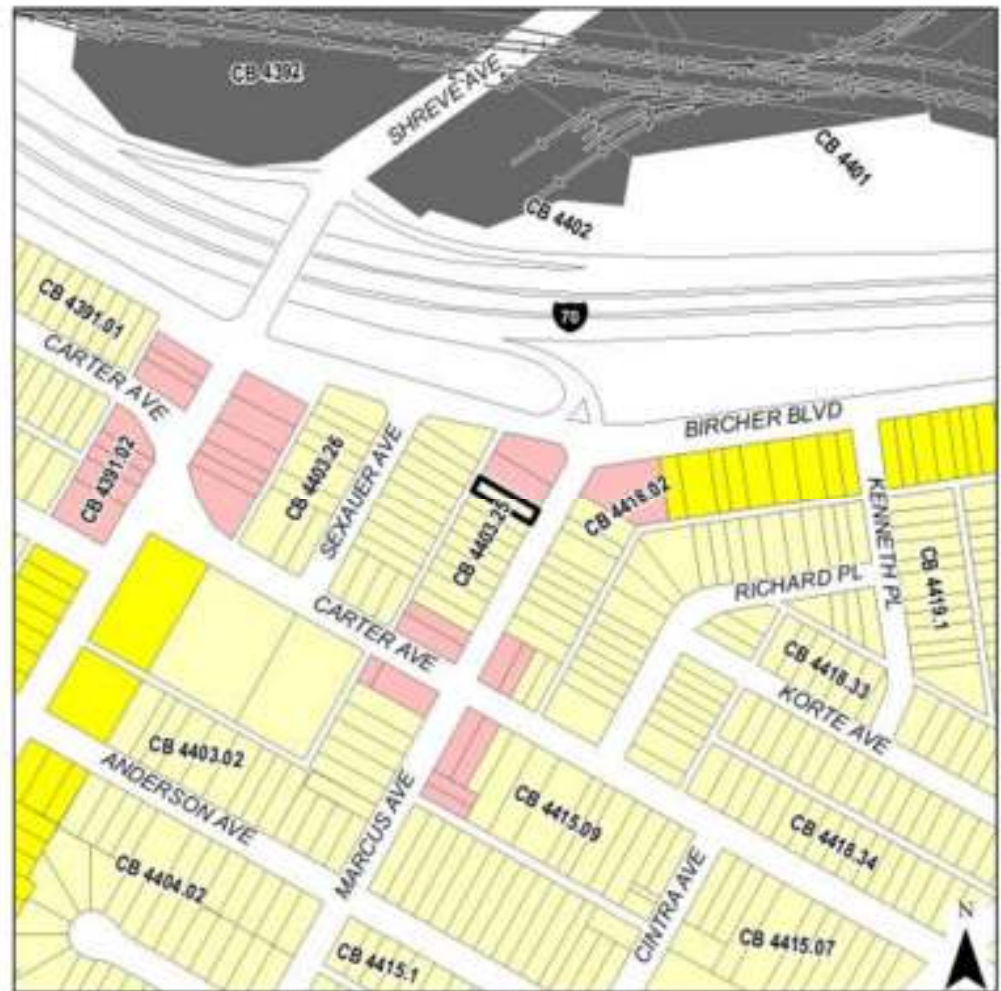
(north is down)

Petition Zoning Amendment

“A” Single-Family Dwelling to “F” Neighborhood Commercial

Legend

-  A Single-Family Dwelling District
-  B Two-Family Dwelling District
-  C Multiple-Family Dwelling District
-  D Multiple-Family Dwelling District
-  E Multiple-Family Dwelling District
-  F Neighborhood Commercial District
-  G Local Commercial and Office District
-  H Area Commercial District
-  I Central Business District
-  J Industrial District
-  K Unrestricted District
-  L Jefferson Memorial District



Rezoning Petition Area Vicinity



Residential uses – west, south & east of REZ Area



Vacant Lot in center is Rezoning Area



Vacant Lot behind station is Rezoning Area



Commercial business near I-70 Ramps

Petition Zoning Amendment

Strategic Land Use Plan (Neighborhood Preservation Area)

Legend

- Neighborhood Preservation Area
- Neighborhood Development Area
- Neighborhood Commercial Area
- Regional Commercial Area
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- Business/Industrial Preservation Area
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Comments

- PDA staff recommends approving the petition to change the zoning to 'F' Neighborhood Commercial District as being in conformity with the SLUP's Neighborhood Preservation Area which encourages existing and infill corner commercial uses.
- The Zoning Administrator recommends "Given that the subject property will provide for improved commercial opportunities in the immediate area; that by rezoning subject property would bring it into conformity with the Zoning Code; and that good zoning practices work toward the elimination of improper zoning designations, there is a basis established that a less restrictive zoning classification would be appropriate and would enhance the general welfare of the city."
- PDA Staff recommends the Rezoning Petition for approval.

Agenda

Delegated Items

**PDA-032-15-RDMA through PDA-034-15-RDMA and
PDA-035-15-RDRA through PDA-043-15-RDRA**
Chapter 99 Redevelopment Areas under One Acre

Agenda

Informational Items

- 1) Discussion of Proposed Amendment of Zoning Code – Community Unit Plan (CUP) Amendment Procedures
- 2) Staff research on alternative methods of Zoning Notifications for rezoning property

Proposed Amendment of Zoning Code

Community Unit Plan (CUP) Amendment Procedures

- Currently, the procedure for a geographic amendment of a CUP requires filing a CUP amendment application form & \$300 filing fee.
- In some cases, the CUP amendment involves a great deal of time & resources (legal, surveying expertise) on the part of the CUP applicant & City staff (P.C. review, HUDZ public hearing & ordinance).
- If the amendment involves only removing 1 or more parcels from the CUP as the result of a sale of those properties to an entity not affiliated with the CUP applicant, should a more streamlined process be proposed?

Proposed Amendment of Zoning Code

- Staff from Zoning Section, City Counselor's Office and PDA are undertaking a review of the CUP amendment process to propose a streamlined approach to amending the geographic boundaries of an existing CUP. The study will focus on:
 - The removal of 1 or more parcels from an existing CUP.
 - The addition of 1 or more parcels to an existing CUP.
 - The identification and possible repeal of existing "inactive" CUP's.
- A proposal will be presented to the P.C. for its review at a future meeting & any changes in CUP amendment procedures will require approval of the Board of Aldermen.

Adjournment

- New Business
- Executive Session
- Motion for Executive Session (for next meeting)
- Adjournment